Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Ownership Flow Chart									
Sale Deed						Patta			
Sl No	Doc No & Dated	Owner	Survey No	Extent in Cents	Extent in Sq.Mtr	Patta No	Survey No	Patta in the Name of	Extent in Sq.Mtr
1	Sale Deed Doc No.2131/2021	Mr.V.Selvam	278/11	11.25	455.27	14084	278/11	Mr.V.Selvam	450.00
			278/16	22.25	900.43		278/16		900.00
2	Sale Deed Doc No.2132/2021	Mr.V.Selvam	278/7	13.50	546.33	14086	278/7		550.00
			278/8	13.50	546.33		278/8		550.00
			278/9	37.00	1497.34		278/9		1500.00
			279/10A2	9.00	364.22		279/10A2		350.00
			279/10B	7.50	303.51		279/10B		300.00
			279/10C	13.50	546.33	14084	279/10C2		546.00
3	Sale Deed Doc No.2133/2021	Mr.V.Selvam	278/17	21.00	849.84	14085	278/17		850.00
			278/5B	71.00	2873.27		278/5B		2850.00
			278/6	16.00	647.50		278/6		650.00
4	Sale Deed Doc No.2134/2021	Mr.V.Selvam	277/10	20.00	809.37	14087	277/10		800.00
			277/11	20.00	809.37		277/11		800.00
			277/12B	10.00	404.69		277/12B		400.00
			277/9B	9.00	364.22		277/9B		350.00
			278/10	10.00	404.69		278/10		400.00
5	Sale Deed Doc No.2904/2021	Mr.V.Selvam	278/2B	76.50	3095.85	14088	278/2B		3100.00
			278/5A	71.00	2873.27		278/5A		2850.00
Grand Total				**452.00**	**18291.81**				**18196.00**

CLARIFICATION LETTER

23.09.2025

From
V.Selvam
No. 17, Metha Nagar Extension,
Harish Nagar,
Kundrathur,
Kancheepuram – 6000069

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1, Gandhi Irwin Road, Egmore,
Chennai - 600008.
Dear Sir,

Sub: Clarification Letter for our layout project **"AUROOWIN ENCLAVE" comprised in Survey No. 277/9B, 277/10, 277/11, 277/12B, 278/2B, 278/5A, 278/5B, 278/6, 278/7, 278/8, 278/9, 278/10, 278/11, 278/16, 278/17, 279/10A2, 279/10B, & 279/10C2 measuring an extent of 4.49 Acre (18196.00 Sq.mts) situated in Anumanthai Village, Anumanthai Panchayat, Marakkanam Panchayat Union, Marakkanam Taluk, Villupuram District, Tamilnadu. -** reg.

With reference to the above subject, I am the land owner of the above mentioned subject property.

I have purchased the property from Mr.K.Sivakumar and others vide Document No.2131/2021, 2132/2021, 2133/2021, 2134/2021 & 2904/2021 in survey nos. 277/9B, 277/10, 277/11, 277/12B, 278/2B, 278/5A, 278/5B, 278/6, 278/7, 278/8, 278/9, 278/10, 278/11, 278/16, 278/17, 279/10A2, 279/10B, & 279/10C2 of a total extent of 4.52 Cents (18291.81 Sq.Mtr).

And I have apply and receive a patta in my name vide Patta No.14084, 14085, 14086, 14087, 14088 in survey nos. 277/9B, 277/10, 277/11, 277/12B, 278/2B, 278/5A, 278/5B, 278/6, 278/7, 278/8, 278/9, 278/10, 278/11, 278/16, 278/17, 279/10A2, 279/10B, & 279/10C2 of a total extent of **18196.00 Sq.mtr**.

Subsequently, I have apply and receive a Layout approval from DTCP of an a extent of **18196.00 Sq.mtr**.

I hereby declare and state that, I will sell the layout plots as per the Document and patta extent only **18196.00 Sq.mtr**.

I kindly request you to consider the letter and approve our layout registration as soon as possible.

Thanking You,

Yours Faithfully,



THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.